

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, June 24, 2025 at 10:00 AM

**152 Acres m/l
Emmet County, IA**



Sale Location: Gruver City Hall, 103 3rd Street, Gruver, Iowa

Property Location: 1/2 mile north of Gruver, Iowa on 445th Avenue, 1 1/2 miles west on Highway 9 and 1 mile north on 430th Avenue.

Legal Description: The Southwest Quarter (SW¹/₄) of Section Three (3), Township Ninety-nine (99) North, Range Thirty-three (33) West of the 5th P.M., Emmet County, Iowa except a 2.98 acre parcel in the Southeast Quarter of the Southwest Quarter.

Surety/AgriData Avg. CSR2: 78.8

Surety/AgriData Avg. CSRI: 69.6

Primary Soils: Canisteo, Nicollet, Okoboji & Harps

Real Estate Taxes: \$4,916

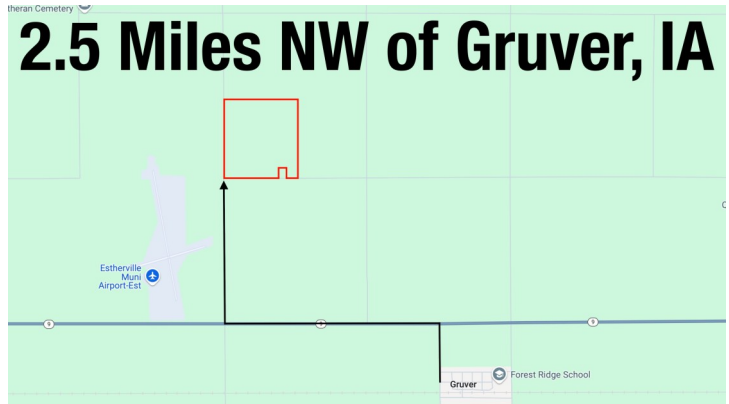
FSA Information

Cropland: 147.17 acres

Corn Base: 73.10 acres PLC Yield: 170

Soybean Base: 72.50 acres PLC Yield: 49

2.5 Miles NW of Gruver, IA



Auctioneer's Note: If you're in the market for productive farmland in Northwest Iowa, this 152-acre tract in Emmet County is worth a close look. Situated just north of Gruver, the property boasts 147.17 cropland acres with a strong CSR2 average of 78.8. The soil composition includes Canisteo, Nicollet, Okoboji, Harps, Crippin, Clarion, and Webster types - ideal for consistent yields. With established corn and soybean production, this farm is a solid opportunity for both operators and investors. The land will be auctioned on June 24, 2025, at 10:00 AM at Gruver City Hall. For more details, feel free to reach out to Zach Anderson at Midwest Land Management.

For more information call Zach Anderson • 712-298-1606

Terms: 10% down day of sale. Balance due at closing on or before July 24, 2025. Buyer to receive the second half cash rent credit at closing. Real estate taxes prorated to June 30, 2025. All final bids subject to seller approval.

Lorraine Gage Settlement Trust, Owner

Auctioneers: Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522

Attorney: Micah Schreurs • Woods, Fuller, Shultz & Smith PC • Sheldon, Iowa

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

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